



ENERGY STAR® Application for Certification

89

ENERGY STAR®
Score¹

Center Plaza

Registry Name: Center Plaza
Property Type: Office
Gross Floor Area (ft²): 741,231
Built: 1963

For Year Ending: 05/31/2017²
Date Application Becomes Ineligible: 09/28/2017

¹ The ENERGY STAR score is based on total source energy. A score of 75 is the minimum to be eligible for the ENERGY STAR.
² Applications must be submitted to EPA within 120 days of the Year Ending Date. The award is not financially approved or received from EPA.



Please use the Licensed Professional's Guide to the ENERGY STAR® for Commercial Buildings for reference in completing this checklist
(<http://www.energystar.gov/lpguide>).

Property & Contact Information

Property Address
Center Plaza
1 Center Plaza
Boston, Massachusetts 02108

Property ID: 1126807
LEED Level: Gold
Boston Energy Reporting ID:
0302713000 0302715000 0302717000
LEED US Project ID: 1000052460

Property Owner
SHIGO Center Plaza Owner c/o
Synergy Investments
10 Post Office Square, 14th floor
Boston, MA 02109
617.204.9506

Primary Contact
Duane Okimoto
11601 Lago Vista W Suite 1232
Farmers Branch, TX 75234
817.705.1186
duaneokimoto@gmail.com

1. Review of Whole Property Characteristics

Basic Property Information

1) Property Name for Registry: Center Plaza

Is this the official name to be displayed in the Registry of ENERGY STAR Certified Buildings and Plants?

☒ Yes ☐ No

If "No", please specify: _____

2) Property Type: Office

☒ Yes ☐ No

Is this an accurate description of the primary use of this property?

3) Location:

1 Center Plaza
Boston, Massachusetts 02108

☒ Yes ☐ No

Is this correct and complete?

4) Gross Floor Area: 741,231 ft²

Does this represent the entire property? (i.e., no part of the building/property was excluded/subtracted from the total) If "no" please specify what space has been excluded.

☒ Yes ☐ No

5) Average Occupancy (%): (b) (4)

Is this occupancy percentage accurate for the entire 12 month period being assessed?

☒ Yes ☐ No

6) Number of Buildings: 1

Does this number accurately represent all structures?

☒ Yes ☐ No

Notes:

Indoor Environmental Standards

1) Ventilation for Acceptable Indoor Air Quality

Does this property meet the minimum ventilation rates according to ANSI/ASHRAE Standard 62.1, Ventilation for Acceptable Indoor Air Quality?

☒ Yes ☐ No

2) Acceptable Thermal Environmental Conditions

Does this property meet acceptable thermal environmental conditions according to ANSI/ASHRAE Standard 55, Thermal Environmental Conditions for Human Occupancy?

☒ Yes ☐ No

3) Adequate Illumination

Does this property meet the minimum illumination levels as recommended by the Illuminating Engineering Society of North America (IESNA) Lighting Handbook?

☒ Yes ☐ No

Notes:

2. Review of Property Use Details

Office: One Center Plaza

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ 1) Gross Floor Area: 137,336

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

NOTE: This use detail was changed during the year ending 05/31/2017. The value above represents a time-weighted average of the values over this timeframe. The following table outlines the history of the changes resulting in the value displayed above:

Timeframe	Value
06/01/2016 – 12/30/2016	194,844 ft ²
12/31/2016 – 05/31/2017	56,749 ft ²

★ 2) Weekly Operating Hours: (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.

☒ Yes ☐ No

★ 3) Number of Workers on Main Shift: (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No

★ 4) Number of Computers: (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No

★ 5) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No

★ 6) Percent That Can Be Cooled: (b) (4)

☒ Yes ☐ No

Is this the total percentage of the property that can be cooled by mechanical equipment?
This includes all types of cooling from central air to individual window units.

Notes:

Office: Two Center Plaza

This Use Detail is used to calculate the LEED ENERGY STAR Score.

★ 1) Gross Floor Area: 184,475

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

NOTE: This use detail was changed during the year ending 05/31/2017. The value above represents a time-weighted average of the values over this timeframe. The following table outlines the history of the changes resulting in the value displayed above:

Timeframe	Value
06/01/2016 – 12/30/2016	189,196 ft ²
12/31/2016 – 05/31/2017	177,859 ft ²

★ 2) Weekly Operating Hours: (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.

☒ Yes ☐ No

★ 3) Number of Workers on Main Shift: (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No

★ 4) Number of Computers: (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No

★ 5) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No

★ 6) Percent That Can Be Cooled: (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes ☐ No

Notes:

Office: Three Center Plaza

This Use Detail is used to calculate the LEED-100 ENERGY STAR Score.

★ 1) Gross Floor Area: 196,248

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

NOTE: This use detail was changed during the year ending 05/31/2017. The value above represents a time-weighted average of the values over this timeframe. The following table outlines the history of the changes resulting in the value displayed above:

Timeframe	Value
06/01/2016 – 12/30/2016	209,542 ft ²
12/31/2016 – 05/31/2017	177,618 ft ²

★ 2) Weekly Operating Hours: (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning

☒ Yes ☐ No

staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.

★ 3) Number of Workers on Main Shift: (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No

★ 4) Number of Computers: (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No

★ 5) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No

★ 6) Percent That Can Be Cooled: (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes ☐ No

Notes:

Parking: Parking Use

★ This Use Detail is used to calculate the LEED ENERGY STAR Score.

★ 1) Open Parking Lot Size: 0 ft²

Is this the total area that is lit and used for parking vehicles? Open Parking Lot Size refers specifically to open area, which may include small shading covers but does not include any full structures with roofs. Parking lot size may include the area of parking spots, lanes, and driveways.

☒ Yes ☐ No

★ 2) Partially Enclosed Parking Garage Size: 0 ft²

Is this the total area of parking structures that are partially enclosed? This includes parking garages where each level is covered at the top, but the walls are partially or fully open.

☒ Yes ☐ No

★ 3) Completely Enclosed Parking Garage Size: 238,083 ft²

☒ Yes ☐ No

Is this the total area of parking structures that are completely enclosed on all four sides and have a roof? This includes underground parking or fully enclosed parking on the first few stories of a building.

★ 4) Supplemental Heating: No

Is this the correct answer to whether your parking garage has Supplemental Heating, which is a heating system to pre-heat ventilation air and/or maintain a minimum temperature during winter months?

☒ Yes

☐ No

Notes:

Office: (b) (4)

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ 1) Gross Floor Area: 30,326

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes

☐ No

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Timeframe	Value
06/01/2016 – 12/30/2016	25,605 ft ²
12/31/2016 – 05/31/2017	36,942 ft ²

★ 2) Weekly Operating Hours: (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.

☒ Yes

☐ No

★ 3) Number of Workers on Main Shift: (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For

☒ Yes

☐ No

example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

★ 4) Number of Computers: (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes

☐ No

★ 5) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes

☐ No

★ 6) Percent That Can Be Cooled: (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes

☐ No

Notes:

Bank Branch: Bank Branch Use

* This Use Detail is used to calculate the LEED ENERGY STAR Score.

★ 1) Gross Floor Area: 0

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable space, but rather includes all area inside the building(s). Rentable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes

☐ No

★ 2) Weekly Operating Hours: 0

Is this the total number of hours per week that the bank branch is open to the public?

☒ Yes

☐ No

★ 3) Number of Workers on Main Shift: 0

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include

☒ Yes

☐ No

employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

★ 4) Number of Computers: 0

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes

☐ No

★ 5) Percent That Can Be Heated: 0

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes

☐ No

★ 6) Percent That Can Be Cooled: 0

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes

☐ No

Notes:

Office: (b) (4)

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ 1) Gross Floor Area: 89,025

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes

☐ No

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Timeframe	Value
06/01/2016 – 12/30/2016	31,517 ft ²
12/31/2016 – 05/31/2017	169,612 ft ²

★ 2) Weekly Operating Hours: 0

☒ Yes

☐ No

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.

★ 3) Number of Workers on Main Shift: (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No

★ 4) Number of Computers: (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No

★ 5) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No

★ 6) Percent That Can Be Cooled: (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes ☐ No

Notes:

Office (b) (4)

★ This Use Data is used to calculate the 1-100 ENERGY STAR Score.

★ 1) Gross Floor Area: 19,592

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

NOTE: This use detail was changed during the year ending 05/31/2017. The value above represents a time-weighted average of the values over this timeframe. The following table outlines the history of the changes resulting in the value displayed above:

Timeframe	Value
06/01/2016 – 12/30/2016	6,298 ft²
12/31/2016 – 05/31/2017	38,222 ft²

★ 2) Weekly Operating Hours: (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.

☒ Yes

☐ No

★ 3) Number of Workers on Main Shift: (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes

☐ No

★ 4) Number of Computers: (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes

☐ No

★ 5) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes

☐ No

★ 6) Percent That Can Be Cooled: (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes

☐ No

Notes:

Office: (b) (4)

★ This Use Detail is used to calculate the LEED 100 ENERGY STAR Score.

★ 1) Gross Floor Area: 36,638

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

★ 2) Weekly Operating Hours: (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.

☒ Yes ☐ No

★ 3) Number of Workers on Main Shift: (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No

★ 4) Number of Computers: (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No

★ 5) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No

★ 6) Percent That Can Be Cooled: (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes ☐ No

Notes:

Restaurant: (b) (4)

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ 1) Gross Floor Area: 8,100

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes

☐ No

Notes:

Fast Food Restaurant: (b) (4)

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

★ 1) Gross Floor Area: 747

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes

☐ No

Notes:

Retail Store: (b) (4)

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score

★ 1) Gross Floor Area: 14,498

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

★ 2) Weekly Operating Hours: (b) (4)

Is this the total number of hours per week that the property is open to the public?

☒ Yes ☐ No

★ 3) Number of Workers on Main Shift: (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No

★ 4) Number of Computers: (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No

★ 5) Number of Cash Registers: (b) (4)

Is this the total number cash registers? Cash registers are defined as physical machines that are used primarily for conducting transactions and indicating to customers the amounts of individual sales; they record and total receipts, may automatically calculate the change due, and often include a money drawer from which to make change. Handheld point of sale devices should not be included.

☒ Yes ☐ No

★ 6) Number of Open or Closed Refrigeration/Freezer Units: (b) (4)

Is this the count of open or closed cases that are used for the sale or storage of perishable goods? This includes display-type refrigerated open or closed cases and cabinets as well as display-type freezer units typically found on a sales floor. Each case or cabinet section, typically 4 to 12 feet in length, should be considered 1 unit. Include those cases located inside and immediately adjacent to the building. These units may be portable or permanent, and may have doors, plastic strips, or other flexible cover. This count should not include vending machines.

☒ Yes ☐ No

★ 7) Number of Walk-in Refrigeration/Freezer Units: (b) (4)

Is this the total count of walk-in units at the property? Walk-in Refrigeration/Freezers are typically very large units located in storage areas or commercial kitchens that would not be accessible to all building occupants. This count should only include large storage units that a person actually walks into in order to store or retrieve perishable goods.

☒ Yes ☐ No

★ 8) Single Store: 100% Yes

Is this property a single store?

☒ Yes ☐ No

★ 9) Exterior Entrance to the Public: 100% Yes

Is this the correct answer to whether the property has an exterior entrance through which customers enter from the outside? If patrons must enter through an interior entrance, such as from within a mall or an atrium in a mixed use establishment, this is not considered an exterior entrance.

☒ Yes ☐ No

★ 10) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No

★ 11) Percent That Can Be Cooled: (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes ☐ No

Notes:

Office (b) (4)

This Use Detail is used to calculate the LEED-100 ENERGY STAR Score.

★ 1) Gross Floor Area: 11,516

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

★ 2) Weekly Operating Hours: (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.

☒ Yes ☐ No

★ 3) Number of Workers on Main Shift: (b) (4)

☒ Yes ☐ No

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

★ 4) Number of Computers: (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No

★ 5) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No

★ 6) Percent That Can Be Cooled: (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes ☐ No

Notes:

Restaurant: (b) (4)

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score

★ 1) Gross Floor Area: 5,094

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

Notes:**Retail Store: (b) (4)**

★ This Use/Detail is used to calculate the 1-100 ENERGY STAR Score

★ 1) Gross Floor Area: 7,636

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes☐ No**★ 2) Weekly Operating Hours: (b) (4)**

Is this the total number of hours per week that the property is open to the public?

☒ Yes☐ No**★ 3) Number of Workers on Main Shift: (b) (4)**

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes☐ No**★ 4) Number of Computers: (b) (4)**

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes☐ No**★ 5) Number of Cash Registers: (b) (4)**

Is this the total number cash registers? Cash registers are defined as physical machines that are used primarily for conducting transactions and indicating to customers the amounts of individual sales; they record and total receipts, may automatically calculate the change due, and often include a money drawer from which to make change. Handheld point of sale devices should not be included.

☒ Yes☐ No**★ 6) Number of Open or Closed Refrigeration/Freezer Units: (b) (4)**☒ Yes☐ No

Is this the count of open or closed cases that are used for the sale or storage of perishable goods? This includes display-type refrigerated open or closed cases and cabinets as well as display-type freezer units typically found on a sales floor. Each case or cabinet section, typically 4 to 12 feet in length, should be considered 1 unit. Include those cases located inside and immediately adjacent to the building. These units may be portable or permanent, and may have doors, plastic strips, or other flexible cover. This count should not include vending machines.

★ 7) Number of Walk-in Refrigeration/Freezer Units: (b) (4)

Is this the total count of walk-in units at the property? Walk-in Refrigeration/Freezers are typically very large units located in storage areas or commercial kitchens that would not be accessible to all building occupants. This count should only include large storage units that a person actually walks into in order to store or retrieve perishable goods.

☒ Yes ☐ No

★ 8) Single Store: 100% Yes

Is this property a single store?

☒ Yes ☐ No

★ 9) Exterior Entrance to the Public: 100% Yes

Is this the correct answer to whether the property has an exterior entrance through which customers enter from the outside? If patrons must enter through an interior entrance, such as from within a mall or an atrium in a mixed use establishment, this is not considered an exterior entrance.

☒ Yes ☐ No

★ 10) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No

★ 11) Percent That Can Be Cooled: (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes ☐ No

Notes:

3. Review of Energy Consumption

Data Overview			
Site Energy Use Summary		National Median Comparison	
Electric - Grid (kBtu)	(b) (4)	National Median Site EUI (kBtu/ft ²)	119.9
Natural Gas (kBtu)	(b) (4)	National Median Source EUI (kBtu/ft ²)	288.3
Total Energy (kBtu)	51,766,637.7	% Diff from National Median Source EUI	-41.8%
Energy Intensity		Emissions (based on site energy use)	
Site (kBtu/ft ²)	69.8	Greenhouse Gas Emissions (Metric Tons CO ₂ e)	3,539.4
Source (kBtu/ft ²)	167.9		

**Power Generation Plant or Distribution Utility:
NSTAR Electric Company**

Note: All values are annualized to a 12-month period. Source Energy includes energy used in generation and transmission to enable an equitable assessment.

Summary of All Associated Meters

The following meters are associated with the property, meaning that they are added together to get the total energy use for the property. Please see additional tables in this checklist for the exact meter consumption values.

Meter Name	Fuel Type	Start Date	End Date	Associated With
(b) (4)	Natural Gas	12/01/2009	08/04/2016	Center Plaza
Total Building Consumption	Electric	01/01/2013	In Use	Center Plaza
New Natural Gas	Natural Gas	04/11/2017	In Use	Center Plaza
MSR.NationalGrid	Natural Gas	08/04/2016	04/11/2017	Center Plaza
(b) (4)				

Total Energy Use

☒ Yes ☐ No

Do the meters shown above account for the total energy use of this property during the reporting period of this application?

Additional Fuels

☒ Yes ☐ No

Do the meters above include all fuel types at the property? That is, no additional fuels such as district steam, generator fuel oil have been excluded.

On-Site Solar and Wind Energy

☒ Yes ☐ No

Are all on-site solar and wind installations reported in this list (if present)? All on-site systems must be reported.

Notes:

Natural Gas Meter: (b) (4) (therms)

Associated With: Center Plaza

Start Date

06/01/2016

07/01/2016

07/31/2016

End Date

06/30/2016

07/31/2016

08/04/2016

Usage

(b) (4)

Total Consumption (therms):**Total Consumption (kBtu (thousand Btu)):****Total Energy Consumption for this Meter**☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes:**Electric Meter: Total Building Consumption (kWh (thousand Watt-hours))****Associated With: Center Plaza****Start Date**

06/01/2016

07/01/2016

08/01/2016

09/01/2016

10/01/2016

11/01/2016

12/01/2016

01/01/2017

02/01/2017

03/01/2017

04/01/2017

05/01/2017

End Date

06/30/2016

07/31/2016

08/31/2016

09/30/2016

10/31/2016

11/30/2016

12/31/2016

01/31/2017

02/28/2017

03/31/2017

04/30/2017

05/31/2017

Usage

(b) (4)

Green Power?

No

No

No

No

No

No

No

No

No

No

No

No

Total Consumption (kWh (thousand Watt-hours)):**Total Consumption (kBtu (thousand Btu)):**

(b) (4)

Total Energy Consumption for this Meter☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes:

Natural Gas Meter: New Natural Gas (therms)

Associated With: Center Plaza

Start Date

End Date

Usage

04/11/2017

05/12/2017

(b) (4)

05/12/2017

06/02/2017

Total Consumption (therms):

Total Consumption (kBtu (thousand Btu)):

Total Energy Consumption for this Meter

☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes:

Natural Gas Meter: MSR National Grid (b) (4) (therms)

Associated With: Center Plaza

Start Date

End Date

Usage

08/04/2016

09/02/2016

(b) (4)

09/02/2016

10/04/2016

10/04/2016

11/07/2016

11/07/2016

12/06/2016

12/06/2016

01/03/2017

Start Date**End Date****Usage**

01/03/2017

02/02/2017

(b) (4)

02/02/2017

03/02/2017

03/02/2017

04/03/2017

04/03/2017

04/11/2017

Total Consumption (therms):**Total Consumption (kBtu (thousand Btu)):****Total Energy Consumption for this Meter**☒ **Yes**☐ **No**

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes:**4. Signature & Stamp of Verifying Licensed Professional**

DUANE OKIMOTO (Name) visited this site on 9/19/17 (Date). Based on the conditions observed at the time of the visit to this property, I verify that the information contained within this application is accurate and in accordance with the Licensed Professional Guide.

Signature: Date: 9/19/17**Licensed Professional**

License: U.S. License 34533 in CA

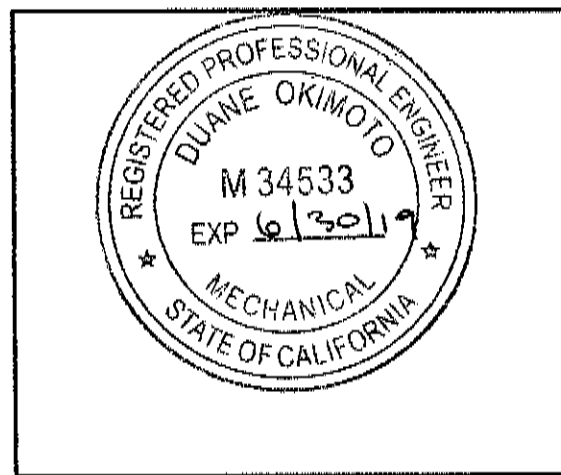
Duane Okimoto

11601 Lago Vista W Suite 1232

Farmers Branch, TX 75234

817.705.1186

duaneokimoto@gmail.com

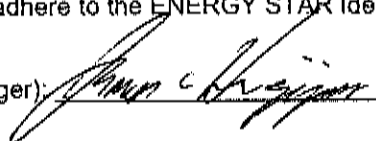
**Professional Engineer Stamp**

NOTE: When applying for the ENERGY STAR, the signature of the Verifying Professional must match the stamp.

5. Signatory Agreement

I hereby nominate the above described property for award of the ENERGY STAR. I have provided a copy of the Licensed Professionals Guide to the ENERGY STAR for Commercial Buildings to our Licensed Professional (LP) for reference. As documented by the above checklist, this property meets the conditions necessary to qualify as ENERGY STAR. I am submitting this application within four months of the Year Ending Date (May 31, 2017) used to generate the application. I will assist EPA, if requested, in verifying any data included in this application. Furthermore, I agree to associate the ENERGY STAR logo only with this property and to adhere to the ENERGY STAR Identity Guidelines.

Signature (must be a direct employee of the building owner/manager):

 Date: 9/19/17

Signatory Name: James Higgins

Property Owner: SHIGO Center Plaza Owner c/o Synergy Investments

The government estimates the average time needed to fill out this form is 6 hours, includes the time for entering energy data, Licensed Professional facility inspection, and returning the SEP, and welcomes suggestions for reducing this level of effort. Send comments (referencing OMB control number) to the Director, Collection Strategies Division, U.S. EPA (202) 1200 Pennsylvania Ave., N.W., Washington, D.C. 20460